



Why Waterman Village Stands Apart

Waterman Village combines financially smart planning with **personal security, comprehensive care**, and a **community lifestyle** that fosters independence, connection, and joy.

It's not just a place to live — it's a future-proof investment in your quality of life.



Convenient to the Businesses and Services You Use!

Less than 1/4 mile:

- Walgreens (walking distance)
- Publix
- Car wash
- Auto care
- Insurance agencies
- Library
- Physician and dental offices
- Veterinary clinic
- Attorney offices
- Tax preparers
- Hardware stores
- Real estate agencies
- Quest Lab

About one mile:

- Mount Dora Fire and Police
- Churches and a synagogue
- Auto dealers
- Banks and Credit Unions (including Chase, SunTrust, United Southern, First National, Truist, Wells Fargo and Bank of America)
- Variety of restaurants

Just over one mile:

- Mount Dora Center for the Arts
- Downtown Mount Dora
- Ice House Theatre
- Lakeside Inn and Hampton Inn
- The Country Club of Mount Dora
- Health food store
- Boat, RV and additional storage facility

And, it's only a few miles from the highly regarded AdventHealth Waterman hospital and the VA Clinic.



Waterman Village
LIVING YOUR BEST LIFE™

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10-14-25



Distinctive Living. Exceptional Value.

Waterman Village

Choosing Waterman Village isn't just about finding a beautiful place to live — it's about making a smart investment in your financial well-being, your security, and your future peace of mind.



www.WatermanVillage.com



A Community That Adds Real Value



• Top-Ranked Location

Mount Dora, Florida — home to Waterman Village — has been named the **#1 small town in Florida** and **#4 in the nation** to retire by *USA Today*. Living here means your family and friends will love to visit, thanks to the vibrant local culture, festivals, dining, and unique attractions. This makes your investment here more than just a residence — it's a lifestyle with lasting appeal.

• Locally Managed, Not-for-Profit

Waterman Village is fully managed on-site as a **local, not-for-profit organization**. This structure keeps costs lower because there are no corporate management fees or profits going elsewhere. Every dollar goes back into enhancing services and amenities for residents, increasing the **long-term value of your investment**.

• Proven Stability and Reputation

With **30+ years of operational excellence**, no changes in ownership or management, and high resident and staff satisfaction, Waterman Village offers the **stability and reliability** you want when planning your future.



Comprehensive Care for Life

- Unlike many communities that offer only limited levels of care, Waterman Village provides a **full continuum of care** — independent living, assisted living, memory support, and a **highly rated skilled nursing center** on campus. This means residents can seamlessly transition to different levels of care without leaving the community, protecting both their well-being and their financial investment.
- On-site access to a **full-service MedSpa, Waterman Village outpatient therapy clinic, and Waterman Village home health care agency** adds convenience, reduces outside costs, and helps maintain independence longer.
- Studies have shown that, on average, not-for-profit care providers like Waterman Village deliver **higher quality care** than for-profit providers. Having a faith-based tradition, Waterman Village infuses **mission-driven values** of service to others, excellence, human dignity, teamwork and financial stewardship into all we do.
- **Healthcare access** couldn't be easier: two dental offices and three medical practices are all conveniently accessible by foot or golf cart, while Advent Health Waterman Hospital is also nearby.



A Smart Choice for Long-Term Independence

- Designed to support independence, every residence includes close, **covered parking** and easy access to services and activities that help residents stay active and connected. Apartments include a spacious, **screened lanai** and a generous **storage area**.
- Waterman Village offers **more activity and wellness programming** than most communities, which studies show can help maintain physical and cognitive health — a priceless benefit over time.



Security and Peace of Mind

- **24/7 gated security** with a dedicated team, inland location protected from coastal hurricane risks, and complimentary transportation services (on and off campus) offer confidence that your safety and mobility are well cared for.
- Unique amenities like three full-time resident relations staff, robust activity and wellness programs, and convenient indoor access to six distinctive dining venues all contribute to a **secure, supported lifestyle** that helps residents thrive longer.
- With access to spiritual care, a full-time pastor at the on-campus Chapel and a vibrant social environment, residents enjoy a strong sense of **belonging and community**.

Financial Flexibility and Protection

- **Multiple life-lease options** offer flexibility, allowing residents to choose what fits best for their financial goals. Unlike other communities, Waterman Village does not require large non-refundable entrance fees that are lost after just a few years.
- Residents can **receive refunds of Independent Living life-lease fees** if they move to Waterman Village's assisted living or nursing care, ensuring your investment continues to work for you.
- Monthly service fees cover an impressive list of amenities and services — from dining allowances and housekeeping to maintenance, real estate taxes, utilities, and more — giving you predictable expenses and **excellent value for your dollar**.
- Our connections with **senior move managers nationwide** make relocation smooth and stress-free, minimizing transition costs.